



**FOR
LEASE**

Park 37

5233 I.H. 37, Corpus Christi, TX 78408
2,700 sq foot industrial office warehouse for lease
6,000 or 6,600 sq foot fenced and paved
outside storage yards for lease



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 SuperTex Properties L.P.
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For Lease

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2,700 sq foot industrial office warehouse for lease and
6,000 or 6,600 sq foot fenced and paved
outside storage yards for lease

Address: 5233 I.H. 37, Corpus Christi, TX 78408

Description: Park 37 is located on Interstate Highway 37 at Navigation in the Refinery district. It consists of three well maintained buildings comprising of over 67,000 square feet of warehouse & office space. Ideal for industrial, manufacturing, office, showroom and warehouse uses.

For Lease:	Suite B-5	2,700 Sq Feet	Large open warehouse with one private office & restroom Two - 10ft x 10ft overhead doors (One in the front and one in the back) \$2,500 per month (\$0.93 /sf)
	Front Yard	6,000 Sq Feet	In front of the building facing the street \$900 per month (\$0.14 /sf)
	Back Yard	6,600 Sq Feet	In the back of Building C \$900 per month (\$0.14 /sf)

Features: Flexible lease terms
Situated on 4.75 acres; Zoned Industrial (I-2)
Ample parking on each side of the building
Concrete Tilt-up;
Built in 1984;
Remodeled in 2000
Local management

Broker Coop: 3% Broker Cooperation Encouraged

Corpus Christi: Corpus Christi, Texas is a desirable place to live due to its beautiful beaches, subtropical climate, affordable cost of living, and rich cultural heritage. The city's location on the Gulf of America provides ample opportunities for water sports, swimming, and enjoying fresh seafood. Catering to diverse interests, Corpus Christi, offers a variety of attractions, including the Texas State Aquarium, the USS Lexington Museum and the Selena museum.

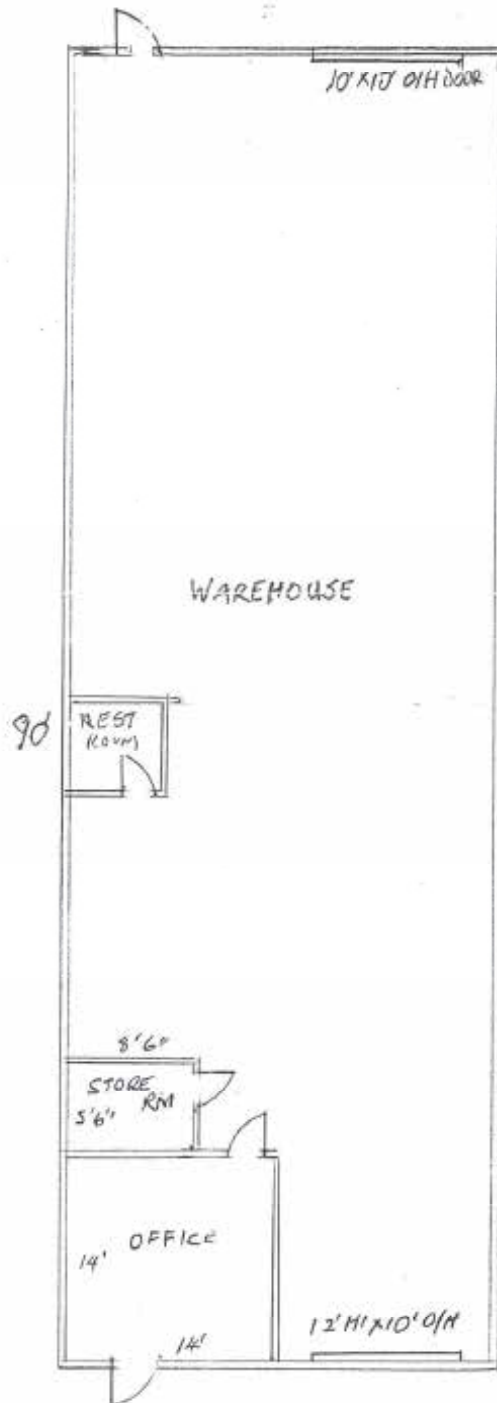
Park 37

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Suite B-5

2,700 Sq Feet

Large open warehouse with one private office & restroom



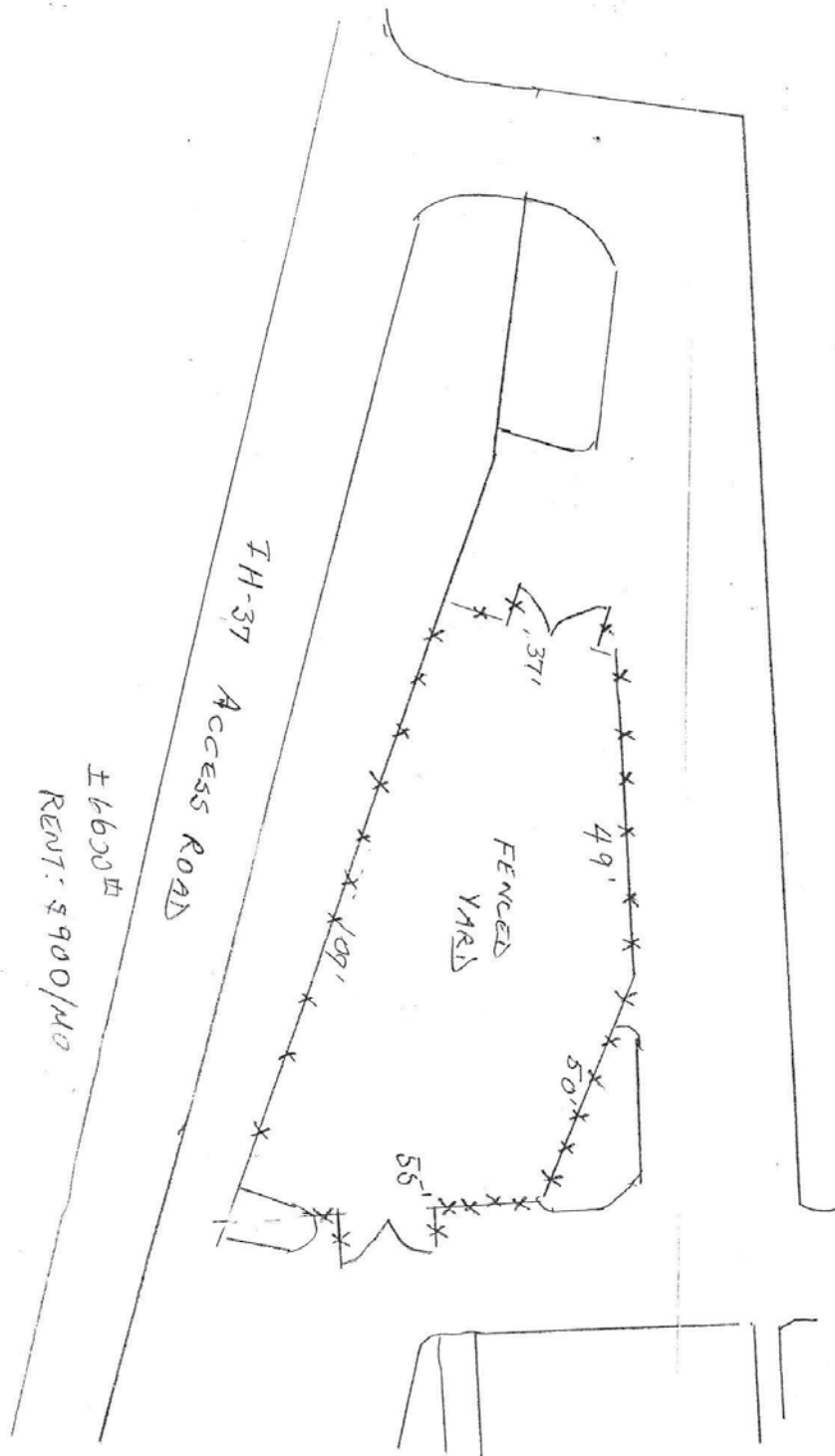
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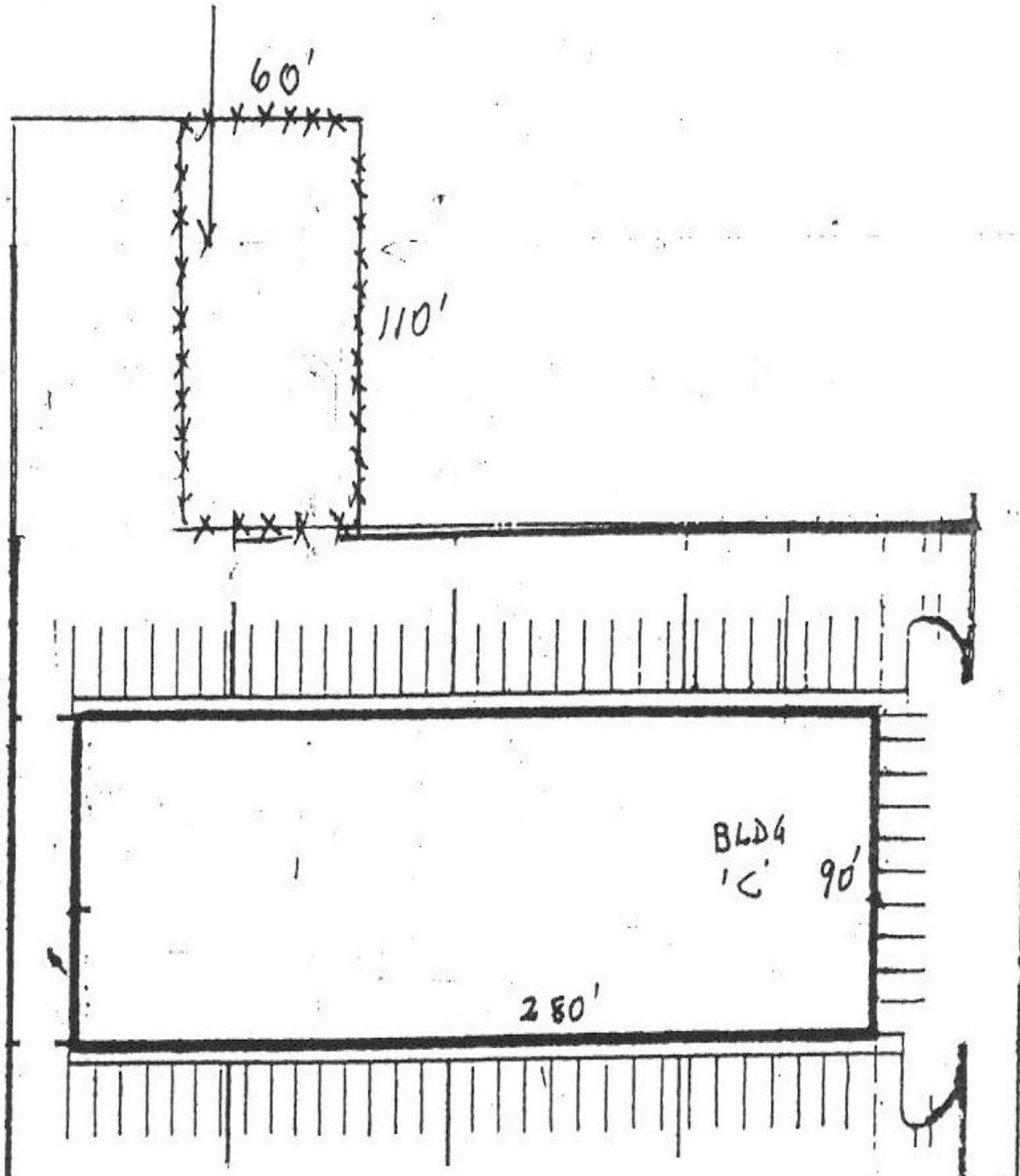
Front Yard

6,000 Sq Feet

In front of the building facing the street



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Back Yard
6,600 Sq Feet
In back of Building C



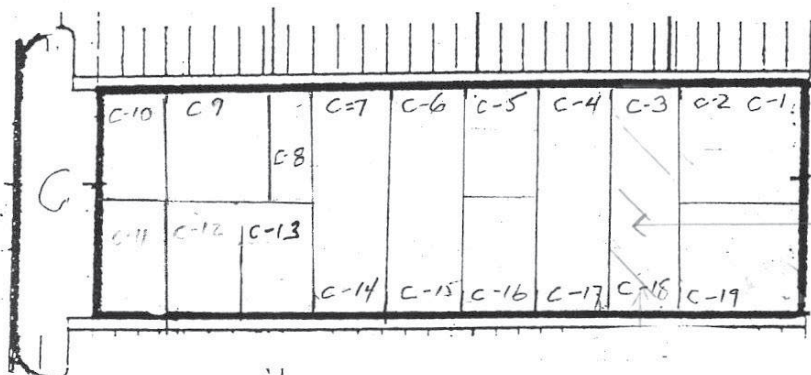
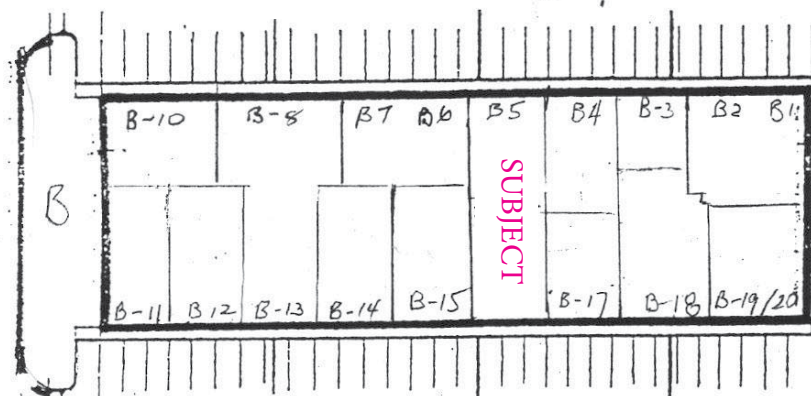
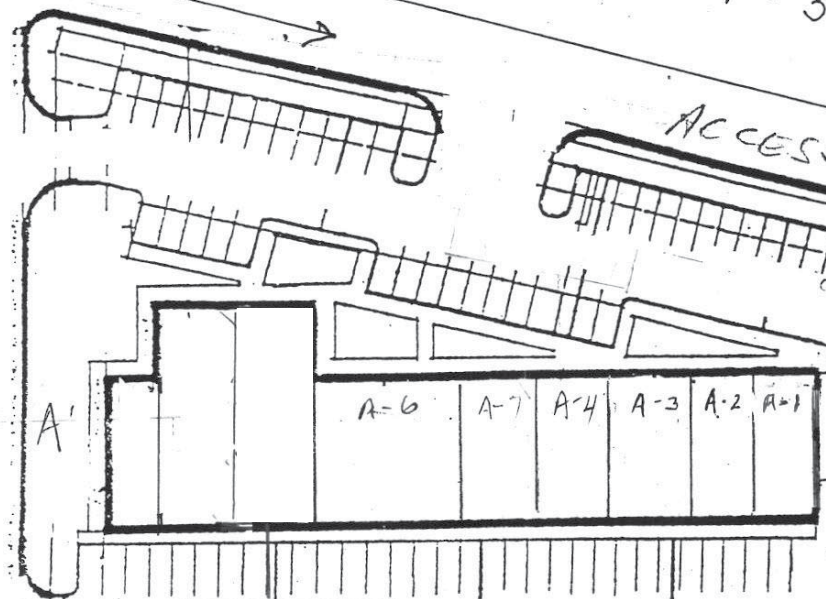
I-H-37

ACCESS ROAD

NAVIGATIL

Front Storage
Yard
For Lease

KRILL STREET



SUBJECT

SITE PLAN

PARK 37

5233 IH-37

CORPUS CHRISTI

TX 78408

Back
Storage
Yard
For
Lease

EXHIBIT A'

PAGE 1 OF 3



Park 37 Suite B-5 2,700 Sq feet





Park 37 Front Yard; 6,000 Sq Feet





Park 37 Back Yard; 6,600 Sq Feet



Park 37



Park 37



Park 37



Park 37



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Industrial, office, showroom and warehouse

